

**ECKERSLEY HALL BUILDING COMMITTEE**  
**MONDAY, MAY 14, 2012**  
**POLICE DEPARTMENT COMMUNITY ROOM**  
**6:00 PM**

**Members Present:** Ron Klattenberg, Trevor Davis Augie DeFrance, Ed Dypa, Annabelle Malone, Ed Monarca, Larry Riley, Bill Wasch  
**Members Absent:** Ryan Kennedy, Phil Pessina  
**Others Present:** Beth Lapin, Ed Rubacha, Ron Organek, Mike Rogalsky, Bob Dobmeier  
**Guest:** Dean Petrucelli, Chris Nardi (SP+A); Chris Liberti (Eagle Environmental)

**1.0 OPEN MEETING**

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:00 PM at the Police Department Community Room.

Beth indicated 2013 meeting dates needed to change to January 14 and 29 (Tuesday) due to conflicts with the Police Department Community Room. Ed Dypa made a motion to accept the new dates, which was seconded by Augie DeFrance. Approval was unanimous.

**2.0 APPROVAL OF MINUTES**

Chair Klattenberg asked for approval of the April 23, 2012 minutes. Augie DeFrance made the motion to accept them, seconded by Ed Dypa. The vote to approve was unanimous.

**3.0 FINANCIAL REPORT**

**FINANCIAL STATEMENT**

Beth reviewed the financial statement for April. Only two expenses were incurred since the previous report. In addition, she has noted the encumbered amount for Wojas, Cunningham, and SP+A were added in parenthesis to clarify that the total current balance is not available for spending.

**BUDGET ITEMS**

There were none to review.

**4.0 PUBLIC COMMENTS**

There were none.

**5.0 OLD BUSINESS**

**APPLE REHAB LETTER OF INTENT UPDATE**

Apple Rehab reported they cannot make the donation for the flooring but will contribute the second pool table. The first pool table, given by an individual, is stored at Park and Rec, as there is no room at the current Senior Center.

**SOLAR LIGHTING UPDATE**

Ron reviewed information from Bob Wall, Clean Energy Finance and Investment Authority that indicated their approval of using Middletown's energy credits for five and possibly six units of

solar lighting. Energy credits were accrued based on the number of city residents who signed up for Clean Energy fund plus donation of kilowatts from Wesleyan University. Conversion of photovoltaic units to solar lighting will be a first for CT and they hope to use it as a model. One complication is whether the historical designation will allow necessary roofline changes.

#### STATE RESIGTRY OF HISTORIC BUILDINGS UPDATE

Ron reported the State Historic Preservation Office plans to review the Eckersley Hall application for inclusion on the state registry on Wednesday, June 6. This past Friday, the staff approved all material necessary for their board review. Ron will receive a letter this week with the time and location of the meeting. The committee will be allowed to speak at the meeting and the board will vote at that time. Ron, Augie, Ed Dypa, and Beth plan to attend. Janice Cunningham will be present to answer technical questions.

### 6.0 NEW BUSINESS

#### COMMON COUNCIL INFORMATIONAL MEETING REVIEW

Ron thanked everyone for coming to the Common Council meeting. Trevor thanked Ron for his excellent coordination. The committee also acknowledged the quality presentation done by SP+A.

#### REVISED 'ACTION ITEM' TIMELINE

The committee discussed the pros and cons of continuing to the construction design stage (SP+A: \$54K + \$25-30K for survey), getting an environmental design (Eagle Engineering: \$25K, and SHPO tax credit application: \$10K). SP+A indicated it would not be possible to conclude the bidding phase in time for the referendum deadlines. Dean also explained that the cost of SP+A's design work would increase beyond what was in the RFP. SP+A will prepare a letter detailing the more extensive civil engineering work now needed because of the lowering the lower elevation. Bob Dobmeier confirmed the city does not have an A2 survey as originally thought and lowering of the elevation will lead to more extensive drainage, site disturbance, and survey work. Bob agreed the additional work would be reasonable. The Committee will review SP+A's request at its next meeting.

Ed Dypa made a motion to continue with the construction documents phase with SP+A. Seconded by Larry Riley, the vote was unanimously.

#### ECKERSLEY HALL ENVIRONMENTAL REPORTS

These were distributed to the committee previous to the meeting.

#### PRESENTATION BY EAGLE ENVIRONMENTAL

Bob Dobmeier, Public Works, introduced Chris Liberti, Eagle Engineering. Chris provided an overview of work done for the original report in December 2010.

#### VETERANS MUSEUM BUILDING RELOCATION

Last week, the common council approved a line item (under Public Works) for \$75,000 to assist with moving the current Veterans Museum to Veteran's Park. Ron Organek reported he talked to ModSpace personnel who came out to site visit, concluded the building could be moved, but

have not yet provided a quote. Billy Russo is trying to reach Marino Crane. The Veteran's Board of Directors will vote on this move at their May 15 meeting.

SP+A indicated they would be able to modify the site plan within the existing contract, if this relocation should occur.

#### **SENIOR/COMMUNITY CENTER DISPLAY BOARDS**

One set of display boards is at the senior center, while the other is at the library. A press release went out, and articles were in Middletown Eye, Middletown Press, and Hartford Courant. It was suggested the boards be posted on the Eckersley Hall section of the city web site; Chris will forward jpgs for that purpose. Beth provided text to accompany the board to the library staff, who will be printing them for both sets of displays.

Ed used the displays on Comcast's show, will be doing a presentation at the senior center, and is willing to do more. SP+A offered to be present when appropriate.

#### **7.0 OTHER BUSINESS**

Ron indicated that Citizen's Bank again is looking for volunteers for the July 18<sup>th</sup> road race and plan to donate funds to the senior center. REMAX will also be holding their event again this year.

#### **8.0 ADJURNMENT**

Chair Klattenberg asked for a motion to adjourn. Made by Augie DeFrance and seconded by Bill Wasch, the vote was unanimous and the meeting adjourned at 7:35 PM.